



ERIC J. HOLCOMB, Governor  
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY  
302 West Washington Street  
Indianapolis, IN 46204

#### COMMISSION MEETING MINUTES

Indiana Fire Prevention and  
Building Safety Commission  
Government Center South  
302 W. Washington Street  
Indianapolis, Indiana 46204  
Conference Center Room B

April 4, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:01 a.m. on April 4, 2017.

(a) Commissioners present at the Commission meeting:

Ron Brown  
Gregory Furnish  
Kevin Goeden, representing the Commissioner, Department of Labor  
John Hawkins, Chairman  
Todd Hite, representing the Commissioner, Department of Health  
James Hoch  
James Jordan  
Patrick Richard  
Jessica Scheurich  
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

Matt Mitchell, Vice-Chairman

(c) The following departmental and support staff were present during the meeting:

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer  
Denise Fitzpatrick, Code Specialist  
Beth Sutor, Secretary for the Commission  
James Schmidt, Deputy Attorney General

Chairman Hawkins introduced the newly appointed State Building Commissioner, Craig Burgess, to the members of the Commission. He then thanked Dean Illingworth for his service to the Commission, and wished him well in his new position in the Department of Natural Resources.

2. Old Business

Chairman Hawkins called for approval of or amendments to the March 7, 2017 minutes. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

3. Ordinances

Chief Andy Snyder, La Porte Fire Department, and Dorothy Kesling, Wishing Tree Foundation, attended to answer any further questions on the proposed ordinance No. 29-2016, Carbon Monoxide Detectors in New Construction, La Porte. The Commission had requested two changes be made to the ordinance during its March hearing. These had been done at their last Council meeting and emailed to Dean Illingworth the evening of April 3, 2017. Since the members of the Commission did not have time before the meeting to read the document, Commissioner Scheurich move to table, with the second by Commissioner Hoch. It was voted upon and carried.

Darrin Jacobs, Spiceland Town Council President, spoke as proponent for the Town of Spiceland and Henry County Interlocal Inspection Agreement, and the Lewisville / Spiceland Interlocal Agreement. Commissioner Von Deylen moved to approve both, with the second by Commissioner Hoch. It was voted upon and carried.

Ordinance No. 2, 2017 Terre Haute, did not have any representation to answer questions from the Commission. Commissioner Brown moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

4. Tier One Local Plan Review Unit Request by Monroe County / City of Bloomington

Chairman Hawkins, acknowledging that the rule had been enacted and was expected to be implemented, said that before the program could start you needed rules in place, and those rules, because of the moratorium on new rules, had not yet been written and sent to the Office of Budget Management for permission to apply for the waiver. He was optimistic, however, about the possibility of it coming in yet this month. Jim Gerstbauer, Monroe County Building official, spoke explaining he was trying to be patient, but was getting frustrated with the delays, and would make it happen for their citizens. He also suggested that if there's to be training for local and state offices involved in the program, do it while we're waiting on the OMB and rule-writing.

5. Discussion of 16-05-32 Boone Co. Tennis Facility for Clarification

Roger Lehman, RLehman Consultants, and Josh Frost, Zionsville Fire Marshal, spoke before the Commission. A question had arisen concerning the curtains around the courts and the exit doors for the players. The curtains used were a solid material, not the net material expected by the fire department, and they felt it made it difficult to clearly see the exit doors. They also were concerned that the length of the curtain might interfere with moving through the curtain to exit the courts. Following discussion, it was suggested that a net door marked with luminescent letters be installed

for the exits, and that the door panels be shortened to avoid entanglement. Otherwise, a new variance should be filed to clarify materials used.

6. Request for Denial of Incomplete 2016 Variances

16759 Meridian Hills Country Club, Indianapolis  
16812 Plant 1 DACT Line, Russiaville  
16859 CBRE, Indianapolis  
17119 Fairfield Inn, Anderson  
17207 Cityscape @ Plainfield, Plainfield  
17209 Fairfield Inn, Anderson  
17210 Home2 Mishawaka, Mishawaka  
17211 Holiday Inn, Granger  
17293 FIS, Carmel  
17295 Lakes Plaza, Bloomington  
17309 Ritz Charles Wedding Chapel, Carmel

Dean Illingworth, State Building Law Compliance Officer, asked the Commission to consider the denial of variances from 2016 which had never been completed by the applicant or submitter. Following discussion, Commissioner Scheurich moved to deny #16859 CBRE, Indianapolis due to a lack of substantive process on the part of the owner, with the second by Commissioner Brown. It was voted upon and carried. Commissioner Von Deylen abstained. Charles Burton, Central Security and Communications, was present to represent #17309 Ritz Charles Wedding Chapel, Carmel. He asked that it be tabled so that he may contact the local fire official and get the missing acknowledgement. Commissioner Scheurich moved to table, with the second by Commissioner Furnish. It was voted upon and carried. It was then decided to allow the remaining submitters one more month to complete their applications. Commissioner Scheurich moved to table, with the second by Commissioner Brown. It was voted upon and carried. Commissioner Von Deylen abstained.

7. Variances

Tabled

There were no tabled A/B variances to discuss.

C/D/NVR

17-02-02 Two Sets of Disguised Doors On Memory Care Hallway, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Brown. It was voted upon and carried.

17-02-35(b) Biltwell Event Center, Indianapolis

Ed Rensink, RTM Consultants, withdrew the application.

17-03-04 City County Building Plaza Renovation, Indianapolis

Deb Kuntz, City of Indianapolis, spoke as proponent. The request was to allow the use of ramps from the stair towers for the parking garage and the south exterior exits from the City-County Building during renovation. Following discussion, Commissioner Von Deylen moved to approve with the condition that the variance would be valid until May 30, 2018. Commissioner Hoch made the second. It was voted upon and carried.

17-03-06 The Crossing School, Syracuse

17-03-07 Knox Crossing, Knox

17-03-08(a)(b) Crossing Educational Center, Goshen

17-03-09 Berne Crossing, Berne

The proponent had requested these be tabled until the May meeting due to a scheduling conflict. Commissioner Furnish moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-03-26 Covenant Hill Carriage House, Bloomington

Steve Bodi, owner, spoke as proponent. The request was to allow the completed, wooden stairs to a small construction office to remain 7¾" rise and treads 11½" deep, in lieu of 7" x 11". The stairs, for construction employees only, are for a 672 square foot office on the second floor. They are entered through a locked entrance on the ground floor to prohibit public access. The local building official stated he would not oppose the variance. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-03-59 Kingdom Hall of Jehovah's Witnesses, Indianapolis

Paul Carroll, Pleasant Run Congregation of Jehovah's Witnesses Indianapolis, spoke as proponent. The request was to allow the small storage shed/garage to be more than the 400 feet from a fire hydrant required by code. The nearest hydrant is 770 feet, and all of the church buildings are accessible by paved roadway. Theda Dynel, Indianapolis Fire Department, stated they opposed the variance because they exceeded the required 400 foot distance allowed by code. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

**Breaking and reconvening:** Chairman Hawkins recessed the Commission at 10:17 a.m. It was called back to order at 10:30 a.m.

INCOMPLETE

A/B

17119 Fairfield Inn & Suites, Anderson

17207 Cityscape at Plainfield, Plainfield  
17295 Lakes Plaza, Bloomington

C/D/NVR

17309 Ritz Charles Wedding Chapel, Carmel  
17313 Barker Archives & Keep Safe Storage, Warsaw

Commissioner Hoch moved to table the incomplete variances, with the second by Commissioner Hite. It was voted upon and carried. Commissioner Von Deylen abstained.

17-04-58 Biltwell Event Center, Indianapolis

A request had been made to move the application forward on the agenda to accommodate a conflict for one of the presenters. Ed Rensink, RTM Consultants, spoke as proponent. Also presenting was Shelly Wakefield, of Jacobi, Toombs and Lanz, Inc. The request was for 11.6 additional points for Fire Safety, 14.1 for Means of Egress, and 13.6 for General Safety needed to pass the revised Chapter 34 analysis of the existing warehouse being converted to an event facility. The sprinklered building is Type IIIB Construction. Ms. Wakefield noted that, as third party reviewers for Indianapolis, they were comfortable with the additional points since it's been refigured and readjusted. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

New Variances

A/B

Chairman Hawkins called for any variances in the A/B category which were to be called out for individual consideration. Commissioner Brown asked that 17-04-08(c) Van Buren Hills School, Shipshewana, 17-04-09(c) 3 Star Investors, Lagrange, 17-04-10 McDonalds Salem AC116031, Salem, 17-04-44(a)(b) Suncrest Church Addition, St. John, 17-04-63(c) Power Line School, Goshen and 17-04-75(c) Shed Time, Ligonier. Commissioner Von Deylen moved to approve, and Commissioner Hoch made the second. It was voted upon and carried, with a nay vote from Commissioner Brown. Commissioner Von Deylen then moved to approve all A and B variances eligible for the block vote. Commissioner Hite made the second. It was voted upon and carried, with Commissioner Hoch abstaining on 17-04-10 McDonalds Salem AC116031, Salem.

The following variances were approved as submitted:

17-04-03(a)(b) Orleans Library, Orleans  
17-04-04(a)(b)(c)(d) St. Vincent Pacers Training Center, Indianapolis  
17-04-05(a)(b)(c)(d) Allied Solutions Corporate Headquarters, Carmel  
17-04-06(a)(b) Horton Remodel, Carmel  
17-04-07 Storage Express LE, Lebanon  
17-04-08(a)(b)(d) Van Buren Hills School, Shipshewana  
17-04-09(a)(b) 3 Star Investors, Lagrange  
17-04-11 IU Ball Memorial MOB, Muncie

17-04-12(a)(b) East Allen County Schools Leo Elementary Additions, Leo  
 17-04-13 IU Tipton MOB Addition, Tipton  
 17-04-14 210 East Main Street, Carmel  
 17-04-15(a)(b) Brownsburg Mixed Use Development, Brownsburg  
 17-04-16 Brownsburg Mixed Use Development, Brownsburg  
 17-04-17 Indiana Farm Bureau, Indianapolis  
 17-04-18 New Prairie High School, New Carlisle  
 17-04-19 Pike Twp. Fire Headquarters & Station #61, Indianapolis  
 17-04-42 Randolph Southern Jr-Sr High School, Lynn  
 17-04-43(a)(b)(c)(d) Rose Hulman Institute of Technology HMU Expansion, Terre Haute  
 17-04-45 Direct Connect Logistix, Indianapolis  
 17-04-46(a)(b)(c) Topeka Mattress & Furniture, Topeka  
 17-04-48 Shelbyville Girls Club Renovation, Shelbyville  
 17-04-49 Shelbyville Boys Club Renovation, and Canopy Addition, Shelbyville  
 17-04-50 USI Arena Restroom Facilities, Evansville  
 17-04-53 130 E. Washington St. Restaurant Tenant, Indianapolis  
 17-04-54 Sugar Creek Fire Station #44, New Palestine  
 17-04-55 Centier Bank IT/Data Addition and Alterations, Merrillville  
 17-04-60 Hamilton Heights High School Renovation, Arcadia  
 17-04-62 DePauw University wine Bar Art Gallery Apartments, Greencastle  
 17-04-63(a)(b)(d) Power Line School, Goshen  
 17-04-66(a)(b) Walker Building, Indianapolis  
 17-04-69 Metro Building Renovations Phase I, Ft. Wayne  
 17-04-70 Skyline Garage, Ft. Wayne  
 17-04-71 Skyline Tower, Ft. Wayne  
 17-04-74 Commercial Remodel, Bloomington  
 17-04-75(a)(b) Shed Time, Ligonier  
 17-04-76 Cottage Door Bookcase painting, Clinton  
 17-04-78 Horton Inc., Carmel  
 17-04-79 Removal of 2 Fire Hoses In Cabinets, Ft. Wayne  
 17-04-82 La Quinta Inn, Terre Haute  
 17-04-83 Long Tail Macaque, Indianapolis

#### C/D/NVR

17-04-01 Kohl's Ecommerce, Plainfield

The request was to allow the travel distance in the automated pick system and the shipping area to exceed the code-compliant 400 feet by 30 feet. The areas are protected by ESFR sprinklers. The egress paths will be painted on the floor in yellow. Allan Trotter, Plainfield Fire Department, spoke to the Commission, and did not object to the variance. Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-02 Haunted House Grissom Mage of Terror, Peru

No proponent was present for questions. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-04-20 Barker Archives and Keep Safe Storage, Warsaw

No proponent was present for questions. Commissioner Scheurich moved to table, with the second by Commissioner Hite. It was voted upon and carried.

17-04-21 Bankers Life Field House Loge Seating, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. The seating at the end of the arena had been replaced by loge/box seating. The request was to remove the 36" tall safety glass from twelve boxes because the top of the glass railing interrupted the patron's line of sight when seated. The railing which is 30" high will remain in place. The boxes each have four seats. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-22 Tippecanoe Lake Country Club Sprinkler System, Leesburg

Matt Funkhouser, General Manager, spoke as proponent. Also present was Frank Rhodes, Koorsen Security. The request was to allow the existing sprinkler system to remain in place in 3 utility rooms without being maintained. The building was built in 1927, and the sprinklers in these rooms have not worked since the mid-1980's. The rooms are protected by a monitored fire alarm system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-23(a)(b) Harrison Square Parking Deck, Ft. Wayne

Christina Collester, RTM Consultants, spoke as proponent. The request in variance (a) was to allow the removal of the garage fire alarm system and the devices connected to the fire alarm system in the adjacent A-2 occupancy to initiate the recall. NFPA 72 requirements are met and the recall will be provided per the 2011 Indiana Elevator Code. Variance (b) was to allow the garage fire alarm system to be removed. Both the current Building code and the code of record for the project do not require the system. Jim Murua, Ft. Wayne Fire Department did not object to the variance, due to false alarms. Following discussion, Commissioner Von Deylen moved no variance required for both (a) and (b), with the second by Commissioner Furnish. It was voted upon and carried. Commissioner Hoch abstained.

17-04-24 GLS Inc. Office & Equipment Building, Indianapolis

Scott Perez, Arxtheion Consulting, spoke as proponent. The request was to allow a storage building of Type VB Construction to be more than the 400 feet allowed from the nearest fire hydrant. The city-owned structure will be used as an equipment storage building, and the office area will be separated by a 2-hour wall. The city has plans to extend the water service down the street in the next few years, and a hydrant will be within the 400 foot range. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-25 Crossroads Day Care, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The day care was enlarging the play area of their facility, and was told by the State inspector that they would need to install a gate in the fence. The church wants to lock the gate to secure the grounds to protect the children from intentional intrusion into the area, or the accidental opening of the gate by a child. After examining the site plan of the daycare, it was asked where in the code does it say that if you have the space for an exit egress that you *have* to put it in. Commissioner Von Deylen moved no variance required, with the second by Commissioner Jordan. It was voted upon and carried.

17-04-26 University Lutheran Church Purdue Campus Ministry Center, West Lafayette

Melissa Tupper, RTM Consultants, spoke as proponent. An existing building is being converted to a church with a coffee shop open to the public on the first floor. The second floor will be leased space for ten years, and then will be occupied by the church. The evaluation is being done under Section 3412 in lieu of compliance with requirements for new construction. The request is to permit a score of +15 in lieu of 10 for a Building Score in the Fire Safety Column. The proponent stated that if it were a new building it would comply with code. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-27 L. E. Meyers Co. Conference Room, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

17-04-28 The Music Village, South Bend

Tim Callas, J&T Consulting, spoke as proponent. An existing building of Type IIIB construction is changing the basement from storage to musical instruction classrooms. A Chapter 34 was done and passed. The request is to allow the use of Section 1015.2.1 Exception #1 for the separation of stair exits using a horizontal exit in lieu of a full continuous corridor system from stair to stair. The stairs are in 2-hour enclosures. The basement is divided into 2 fire areas by a 2-hour fire barrier and separated from the first floor by a 2-hour fire resistive horizontal assembly. Maximum travel distance is 60 feet in the basement to the stairs. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

17-04-29 Kenra Professional, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. The beauty supply storage/warehouse will exceed the allowable area for aerosols. It will be separated from the remainder of the general warehouse area by a 2-hour fire barrier, floor to ceiling, and openings will be arranged with Class A roll down fire doors actuated by smoke detection on both sides of the wall. The 25 foot rack



storage is being protected with NFPA 30B Code for the Manufacturing and Storage of Aerosols Using ESFR Sprinklers. Jeff Dean, City of Indianapolis, asked the proponent if they would be following the 2011 or the 2015 NFPA 30B. The proponent specified the 2015 code. Following discussion, Commissioner Hoch moved to approve with the condition that the 2015 NFPA 30B be followed, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 17-04-30 Silverwood Mennonite Church Foyer Renovation, Goshen

Christina Colleser, RTM Consultants, spoke as proponent. The church is renovating the main lobby and making a small addition to accommodate a new, larger air handler which increases the fire area. The addition does not add occupants or reduce the safety of the facility. The cost to sprinkler the building is prohibitive. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 17-04-31 White Diamond Lavender Farms Wedding Chapel, Hope

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing barn was being converted from an agricultural building to a Class 1 structure, classified as A-2 Occupancy. It will be used for event space for weddings and banquets. The request is to allow the use of Chapter 34 to evaluate the building. The proponent stated it would pass Chapter 34 with a fire alarm and smoke detection system throughout. New restrooms will be added to comply with Chapter 29. A structural evaluation had been done, and the engineer's report had been provided. Per the proponent, the requirements of the Fire Code and Building Code will be followed. The local building official has been working with the owner and does not object to the variance. Following discussion, Commissioner Von Deylen moved to deny with the second by Commissioner Jordan. The proponent then requested it be tabled for one month to allow her to work with the engineer on the structural report and provide additional information. Commissioner Von Deylen then withdrew the motion to deny and made a motion to table. Commissioner Scheurich made the second. It was voted upon and carried.

#### 17-04-32 IU Ball Memorial Elevator 15 & 18, Muncie

The proponent withdrew the application.

#### 17-04-33(a)(b)(c)(d) University of Notre Dame Indoor Practice Facility, Notre Dame

Ed Rensink, RTM Consultants, spoke as proponent. He was joined by Mike MacClossan, Notre Dame. A new indoor practice field is being built for the football team. The request in variance (a) was to allow the posted occupant load of 999 in lieu of the 1,742 calculated occupant load to determine standpipe and fire alarm system requirements. The use of the field is limited to the team and its personnel. Prospective players will be hosted in small groups, and clinics will be limited in size. A fire alarm system is planned in the enclosed spaces under and on the mezzanine, with 7 exterior exits provided. The local fire official supports the variance. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b)

was to omit the sprinklers over the football field or open balcony/lobby areas. The proponent noted there is no fuel load to speak of on the field, and they meet travel distance requirements. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to exceed allowable height for Type IIB Construction. The average roof height is 75 feet, code allowing 55 feet. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (d) was to allow fire access on two sides of the building to exceed the allowable 150 feet. Immediate fire access will be provided to main entry doors and three of the five exterior doors accessing the football field. The storage, maintenance and mechanical rooms, where combustible fire load is located, will have immediate fire access. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

#### 17-04-34 IUPUI Library Taylor Hall Exterior Stair, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Three sets of exterior stairs will be taken down and rebuilt over the summer, and the means of egress will be affected during construction. Temporary means of egress will be implemented, with egress signage revised as necessary. All 3 buildings affected are sprinklered. Following discussion, Commissioner Brown moved to approve with the condition that the variance was valid until September 1, 2017. Commissioner Hoch made the second. It was voted upon and carried.

#### 17-04-35(a)(b) South Knox Middle School-High School Additions, Vincennes

Ed Rensink, RTM Consultants, spoke as proponent. In variance (a), the additions and renovations being done at the school will affect the existing ceilings. Portions will be removed during the project and the maximum clearance limits for sprinklers will be exceeded. The overall impact will be minimal on the occupied areas of the school. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow temporary means of egress during construction. Egress signage will be revised as necessary, and fire drills will be conducted to familiarize the staff and students with the changes. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

#### 17-04-36(a)(b) South Knox Elementary School Additions, Vincennes

Ed Rensink, RTM Consultants, spoke as proponent. In variance (a), the construction being done will affect the existing ceilings, causing them to be removed and exceeding the maximum clearance limits for sprinklers. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow doors to be removed to avoid the creation of dead-ends during construction. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-04-37 Washington Elementary School, Warsaw

Ed Rensink, RTM Consultants, spoke as proponent. A window in within an angle of less than 180° created at the junction of the exterior wall of the existing building and the addition will not be fire-rated. Both buildings' walls forming the angle are protected by sprinklers, and a risk of fire transmission is nil. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Hawkins abstained.

17-04-38 Regenstrief Institute Headquarters, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. As a private building on IU property, the facility had its' final inspection by a City of Indianapolis inspector a year after being occupied. They cited the motorized window shades in the first floor Social Hub space as an appliance requiring a local disconnect per the Electrical Code, with none provided. The shades are controlled by a low voltage motor, and the branch-circuit overcurrent device would serve as the disconnecting means. The shades had been added by the owner and were not part of the building design. Following discussion and doing some calculations, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

**Breaking and reconvening:** Chairman Hawkins recessed the Commission at 11:56 p.m. for lunch. It was called back to order at 1:02 p.m.

17-04-39(a)(b) Suburban Bethlehem Lutheran Church & School Addition, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was to allow the two-story classroom/fellowship hall addition, almost twice the fire area allowed by code for sprinklers to be omitted, to not be sprinklered. They are in a rural setting with no public water supply. Following discussion, Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-40(a)(b) 2014 IFC; 675 IAC 22-2.5, Sec 1008.1.9.9, Evansville

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-41 Stonebaker Rooftop Dining, Valparaiso

Carrie Ballinger, RTM Consultants, spoke as proponent. Stairways are required to have a minimum width of 36 inches when serving less than 50 occupants and 44 inches where serving 50 or more. Headroom is to be 80 inches. A new rooftop dining area, with a calculated occupant load of 66, is

served by an existing stairway with an intermediate landing between the first and second floor has a width of 2'8" with the bottom run of 2'7½". Headroom clearance in portions of the landing are 6'1" and 6'5". A third floor addition of 120 square feet to be used as a service staff area will be added. A new stairway will be constructed between the second floor tenant space and the rooftop to provide egress from the rooftop dining area, and a second exiting stairway will be extended to the roof. Following a lengthy discussion, Commissioner Scheurich moved to table with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-44(a)(b) Suncrest Church Addition, St. John

Melissa Tupper, RTM Consultants, spoke as proponent. An error had been made and the type of construction was actually IIB. The proponent had pulled the application from the block vote since it would not apply. Variance (a) was to allow a 2-hour fire barrier to be used to separate the 2005 addition from the rest of the church and the new addition. Part of the existing building is sprinklered, and sprinklers will be extended into the rest of the existing building and the new addition. Following discussion, Commissioner Von Deylen moved to approve with the condition that they use Type III-B construction. Commissioner Hoch made the second. It was voted upon and carried. Variance (b) was to allow the existing 400 square foot storage loft and the 290 square foot connector to remain as wood. The building will be sprinklered, and sprinklers will be provided under the wood loft. Following discussion, Commissioner Hoch moved to approve with the condition that it be Type III-B construction, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-47 533 W. Washington Blvd. Organic Meets LLC, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. Sherri Albrecht, owner, and Jim Murua, Ft. Wayne Fire Department, also addressed the Commission. An existing building, designated as an historic landmark, and previously used as a rescue shelter, is being converted to a mixed use building. The basement will be an apartment for the owner, with the rest of the being acting as a members-only social club. The request is to permit the change of use without complying with rules for new construction or without evaluating the change of use using Chapter 34. Mr. Murua does not object to the variance if an NFPA 13D sprinkler system and the fire alarm panel is upgraded to a smart panel. Following discussion, Commissioner Brown moved to approve with the condition that a 1½" fire department connection with annual inspection be installed. Commissioner Hoch made the second. It was voted upon and carried.

17-04-51 Hulman Building Apartments, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. Also speaking was Greg Main, Evansville Fire Department. An existing 10-story building was being converted to apartments. An existing 10-story office building is being converted to apartments, but without full compliance with new construction requirements. The request is to install an NFPA 13 system but use NFPA 13R requirements on the residential floors as they are developed. The 2 main enclosed rated stairs would be protected by the NFPA 13 system, and would be sprinkled prior to residential occupancy on any

floor. There will be 3 wet standpipes per floor. Following discussion, Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-52 Tyson Fresh Meats Live Animal Barn Addition, Logansport

Patrick Grimes, Cube and Company, spoke as proponent. The request was to allow another addition to a Type II-B Construction building which will exceed the permitted area. The addition to the hog barn will not involve any combustible materials. The first 4 feet of the walls are poured concrete, and the remainder of the building is steel. They will also correct the fire department access for the facility. The factory itself is sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-56 Classroom Doors, Evansville

No proponent was present for questions. Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

17-04-57 Park 66, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Also speaking was Jeff Dean, City of Indianapolis. The request was to allow a gas grille to be installed within a countertop of fire-retardant treated wood framing, durock sheathing and granite countertop. The floor beneath the grille will be covered for a distance of more than 10 in any direction with porcelain tile. Jeff Dean, City of Indianapolis, asked if the grille were natural gas or LP, since different codes apply to each. The proponent stated it would be natural gas. Commissioner Von Deylen moved to approve with the condition that the grille be natural gas only. Commissioner Hoch made the second. It was voted upon and carried.

17-04- 59 3-Car Garage Use for Training Facility & Storage, Rockville

The Commission had been advised by Building Law Compliance Officer Dean Illingworth that the proponent would not be attending, and that he felt a proponent would not be necessary. Following a brief discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-04-61(a)(b) Cheerleading Training Gym, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. Also speaking was Jim Murua, Ft. Wayne Fire Department. The request in (a) was to allow the Chapter 34 evaluation to be done only for this tenant space. The space is separated from neighboring tenants of the Type IIB Construction building by existing 1-hour fire barriers. The space is to be sprinklered with an NFPA 13 system,

and a fire alarm system complying with IBC Sec. 907. Travel distance will be 125 feet from the area with a calculated occupant load of 330. Variance (b) was to permit a score of +18 in lieu of 5.9 for Building Score in the Fire Safety column, and +29 in lieu of 28.4 in the Means of Egress column. Following discussion, Commissioner Hoch moved to approve both, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 17-04-64 416 E. 4<sup>th</sup> Renovation, Bloomington

Melissa Tupper, RTM Consultants, spoke as proponent. Also speaking was Sib Sheikh, owner, Tim Clapp, Bloomington Fire Department, and Bobby LaRue, Monroe County Building Department. The request was to allow a renovation with bedroom addition to an existing 3-bedroom apartment without sprinklering. The existing building was built in the early 1900's and is Type VB construction. The first floor is an existing restaurant, with the 3-bedroom apartment on the second. In order to increase income, the proponent wished to add another bedroom. A fire alarm system will be added, as well as smoke and heat detectors which will be tied to the fire alarms. The apartment has a direct exit to the exterior, and the bedrooms have egress windows. Mr. Clapp and Mr. LaRue both spoke against the variance, noting that the building was in the older section of town where many old homes had been converted to restaurants, each with little distance from its neighbors which could be catastrophic if a fire started. Following discussion of the public water situation in their area and the size of the lines, Commissioner Von Deylen moved to approve with the condition that the piping for a 13D sprinkler system be installed now, and the tank installed within 18 months from the date of the action letter. Commissioner Brown made the second. It was voted upon and carried.

Commissioner Brown leaves the meeting at 2:32pm.

#### 17-04-65 South Washington Street RCF, Kokomo

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

#### 17-04-67 Gro Alliance Corn Storage Addition, Howe

Kirk Moyer, Gro Alliance, spoke as proponent. Kirk Moyer, Gro Alliance, spoke as proponent. An addition is planned for the existing packaged, bulk storage facility, and the request is to omit the sprinklers. The facility is located in a rural area without municipal water available, and water from an activation would ruin the stored product. There will be three overhead door openings between the existing building and the addition to shorten the distance to an exit for the ten to twelve employees. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-68(a)(b) NAWA Restaurant/Bar, Ft. Wayne

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing, four-story plus basement office building is being converted to a one-story plus basement restaurant and bar. Variance (b) was eligible to be in the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. The request in (a) is to allow the vents for the furnace, unit heater, and water heater flue vents to terminate at the property line in an alleyway not used frequently by the public. The hood exhaust outlet will have a type I Hood system, and the tenant space will be protected with an NFPA 13 system. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

17-04-72(a)(b)(c) Indiana Spine Hospital, Carmel

Derrick Holman, RTM Consultants, spoke as proponent. This is an open concept patient bathroom design, with the shower, sink and toilet unseparated from the rest of the room to eliminate obstacles for the patients. The shower does not have a shower curtain, which led to the local inspector calling the whole area a shower and citing the light switches, receptacles, and light scones for being within the shower area. Variance (a) was to allow wall scones to be located at each side of the sink. They are damp location fixtures, and are permitted to be installed within the restricted zone. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow the GFCI receptacle to be installed at the sink in the open concept bathroom. A concern was raised that a patient might be subject to injury if using an electrical appliance while standing in a wet area. Variance (c) was to allow light switches to be placed just inside the bathroom door. Following discussion, Commissioner Scheurich moved to table both (b) and (c), with the second by Commissioner Hoch. It was voted upon and carried.

17-04-73 Wastewater Treatment Plant, Noblesville

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow a new building which will be housing two chemical tanks which hold corrosive liquids used in the treatment process to omit the required sprinklers for the H-4 occupancy. The building is typically unoccupied, and the materials stored are not flammable, explosive, or combustible. An emergency alarm, required by code, will be provided. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-04-77 New Sunshine Phase 2, Indianapolis

Mark Lane, Menards, spoke as proponent. Also speaking was Sam Bruner, Pike Twp. Fire Department. Because of the site limitations, a fire equipment turnaround would not be provided at the end of the proposed fire access lane. The firefighters would have unimpeded access to the building from the lane. Sam Bruner did not object to the variance due to the site constraints. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Commissioner Hite abstained.

17-04-80 Project Condor 5 AB Building, Indianapolis

Dave Cook, Ralph Gerdes Consultants, spoke as proponent. Also speaking was Randy Gulley, Wayne Twp. Fire Department. The existing factory is undergoing extensive renovation and re-tooling for a major engine manufacturing company, but the use of the existing facility will not change. The request is to allow the existing smoke and heat vents to be removed from the roof. A new ordinary hazard sprinkler system per NFPA 13 will be installed, and 15 new air handling units and roof top units are to be installed, and will be wired for automatic shut down upon activation of the sprinklers. These units can then be controlled by the fire department from a control panel in the Training Center lobby. The smoke exhaust system will be a post-incident system without high temperature wiring and fans. Mr. Gulley did not object to the variance. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-04-81 Rolls Royce Condor 8 Main Building, Indianapolis

Dave Cook, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the existing smoke and heat vents to be removed from the manufacturing hall roof and a new ordinary hazard sprinkler system installed. New rooftop units will then be installed. The 21 units are controlled in 3 separate zones by the fire department from the control panel in the Training Center lobby. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-04-84(a)(b) West Lafayette Apostolic Christian Church, West Lafayette

Christina Colleser, RTM Consultants, spoke as proponent. The sprinkler system for the church was ready to install, but the neighbor between the church and the water supply will not let the main cross his land. Code requires water supplies for an automatic sprinkler system tank to be refilled within 8 hours following an event, but the well of the church is unable to comply. They will now sprinkler fire area A, and provide a manual fill valve and outlet to fill the tank manually should it fall below 50% level at testing. Following discussion, Commissioner Von Deylen moved to approve both, with the second by Commissioner Hoch. It was voted upon and carried.

INCOMPLETE

The following variance applications appeared as incomplete:

17480 Hampton Inn and Suites, Indianapolis  
17484(a)(b)(c)(d) Parkview Cancer Institute, Ft. Wayne  
17513 River Ridge Tract 9B Building B, Jeffersonville  
17561(a)(b)(c)(d) Elkhart Health Fitness & Aquatics Center, Elkhart

Commissioner Hoch moved to table the incomplete variance applications, with the second by Commissioner Furnish. It was voted upon and carried.



#### 8. Discussion and Commission action

Major Hospital  
Cause No. DHS-1613-FPBSC-009  
Non-Final Order of Dismissal

White County Ordinance  
Cause No. DHS-1601-FPBSC-001  
Non-Final Order of Dismissal

Commissioner Von Deylen moved to affirm the Non-final Order of Dismissal, with the second by Commissioner Jordan. It was voted upon and carried.

#### 10. Comments

Chairman Hawkins noted they were still working on putting together the Residential Code Committee, and hoped to have it completed next month.

Dean Illingworth wished to address the Commission and those in attendance. He stated that it had been his honor to serve the Commission. He thanked them for allowing him to do so. Chairman Hawkins thanked Mr. Illingworth, saying that he didn't think very many people knew how much he had done for the Commission, and it was really appreciated.

#### 11. Adjournment

Chairman Hawkins called for further business. Hearing none, he adjourned the meeting 3:03 p.m.

Approved \_\_\_\_\_  
John Hawkins, Chairman

